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Cutler Close, Kingsley Park, NN2 7EY

£80,000 Semi-Detached

3 1 1



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Kingsley
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Property Summary

An immaculate three bedroom semi detached property which is located on Cutler Close, Kingsley. This shared ownership property is offered to the market at 25% share for ?80,000.

Features & Utilities

- ✓ Three Bedroom Semi-Detached
- ✓ 25% Share
- ✓ Very Good Condition
- ✓ Downstairs WC
- ✓ Well Proportioned Rooms
- ✓ uPVC Double Glazing
- ✓ Gas Central Heating
- ✓ Close to Local Amenities
- ✓ Off Road Parking
- ✓ No Chain

Property Overview

An immaculate three bedroom semi detached property which is located on Cutler Close, Kingsley. This shared ownership property is offered to the market at 25% share for £80,000. The property benefits from having fantastic living space, off road parking for one vehicle and is finished to a very good standard. In short the accommodation comprises entrance hall, lounge, kitchen/diner and a downstairs WC. The first floor offers three well proportioned bedrooms and a family bathroom. Externally is a low maintenance rear garden with patio area which is ideal for outdoor entertainment. EPC Rating: B. Council Tax Band: C.

ENTRANCE HALL

Enter via composite door. Radiator. RCD consumer unit. Stairs rising to first floor. Door to lounge.

LOUNGE 4.47m x 3.54m (14'8" x 11'7")

uPVC double glazed windows to front and side elevation. Radiator. Television point.

KITCHEN/DINING ROOM 4.44m x 4.73m (14'7" x 15'6")

uPVC double glazed window to rear elevation. Radiator. A range of wall mounted and base level units with work surface over. Integrated oven and four ring gas hob. Extractor fan. Space for white goods. One and a half stainless steel sink with chrome tap. Understairs storage cupboard. Door to:

WC

Low level WC. Porcelain hand wash basin. Heated towel rail. Extractor fan.

FIRST FLOOR LANDING

Access to loft. Doors to:

BEDROOM ONE 3.48m x 4.73m (11'5" x 15'6")

uPVC double glazed window to front aspect. Radiator. Storage cupboard. Television point.

BEDROOM TWO 4.13m x 2.30m (13'7" x 7'7")

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 3.10m x 2.16m (10'2" x 7'1")

uPVC double glazed window to rear elevation. Radiator.

BATHROOM

uPVC opaque window to side elevation. Three piece suite comprising panelled bath with shower over, low level WC and porcelain wash hand basin. Heated towel rail.

OUTSIDE

FRONT

Blocked paved driveway for one vehicle.

REAR

Enclosed by timber fencing. Rear access via timber gate. Mainly laid to lawn. Patio area gravel boarders. Timber shed.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

LEASEHOLD INFORMATION

We have been advised of the following: -Service Charge: £17.37 pcm Shared Ownership: 25% Rental Payment: £432.68 pcm This information would need to be verified by your chosen legal representative

MATERIAL INFORMATION

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C
EPC Rating – B
Electricity Supply – Mains
Gas Supply – Mains
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Gas Central Heating
Parking – Parking, Driveway
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years, No flood defences
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves
Rights and Easements – Ask Agent

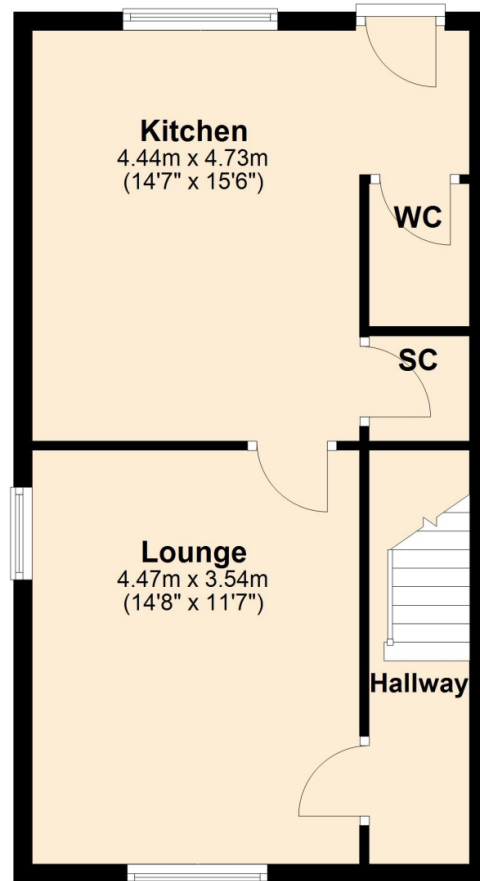
AGENTS NOTES

i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

Floorplan

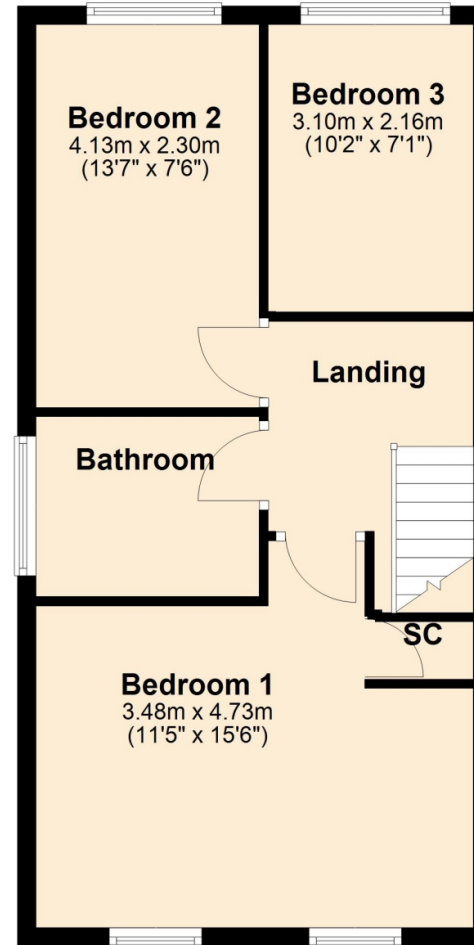
Ground Floor

Approx. 42.6 sq. metres (458.1 sq. feet)



First Floor

Approx. 46.1 sq. metres (496.3 sq. feet)



Total area: approx. 88.7 sq. metres (954.4 sq. feet)



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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